

PD 17

Table of Contents

03/10/2026 Minor Change	2
Exhibits	5
09/14/2021 PD Amendment	10
Ordinance	10
Statements	10
Bulk Table	16
Exhibits	18
02/24/2009 Zoning Letter	21
11/07/1991 Minor Change	22
03/13/1991 Zoning Letter	24
12/28/1978 PD Amendment	25
Ordinance	25
Statements	26
Exhibits	27
Bulk Table	30
10/11/1962 PD Adoption	31
Ordinance	31
Statements	32
Bulk Table	33
Exhibits	34



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 10, 2026

Peter G. Karahalios
Law Offices of Peter G. Karahalios & Associates
23 Polo Dr., Suite 200
South Barrington, IL 60010

Re: Minor change to PD No. 17, Thorek Hospital, 5025 N. Paulina St.

Dear Mr. Karahalios:

Please be advised that your request for a minor change to Institutional Planned Development No. 17 ("PD 17") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 17.

On behalf of Thorek Memorial Hospital, the sole property owner of PD 17, you are seeking a minor change to allow for the renovation and expansion of the existing emergency department along with changes to the curb cuts along W. Winnemac and N. Ashland Avenues. A portion of the exterior courtyard currently surrounded by the existing building will be enclosed and renovated as interior space. The emergency walk-in entrance will be upgraded, and a new separate dedicated ambulance entrance will be created. The existing alley will be widened into a two-way ambulance drive.

The existing green space near the Winnemac and Ashland intersection shall remain. Impervious surfaces will increase by approximately 4,500 SF, which includes an expanded waste pick-up area. The new ambulance entrance along the east façade will feature a canopy as required for emergency department operations. The following exhibits are attached: Site Plan, Demolition Plan East, Demolition Plan West, Level 1 Floor Plan East, Level 1 Floor Plan West.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed renovations will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The Fire Prevention Bureau, the Dept. of Transportation, the Mayor's Office for People with Disabilities, and Stormwater Review have no objection to these changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 17, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

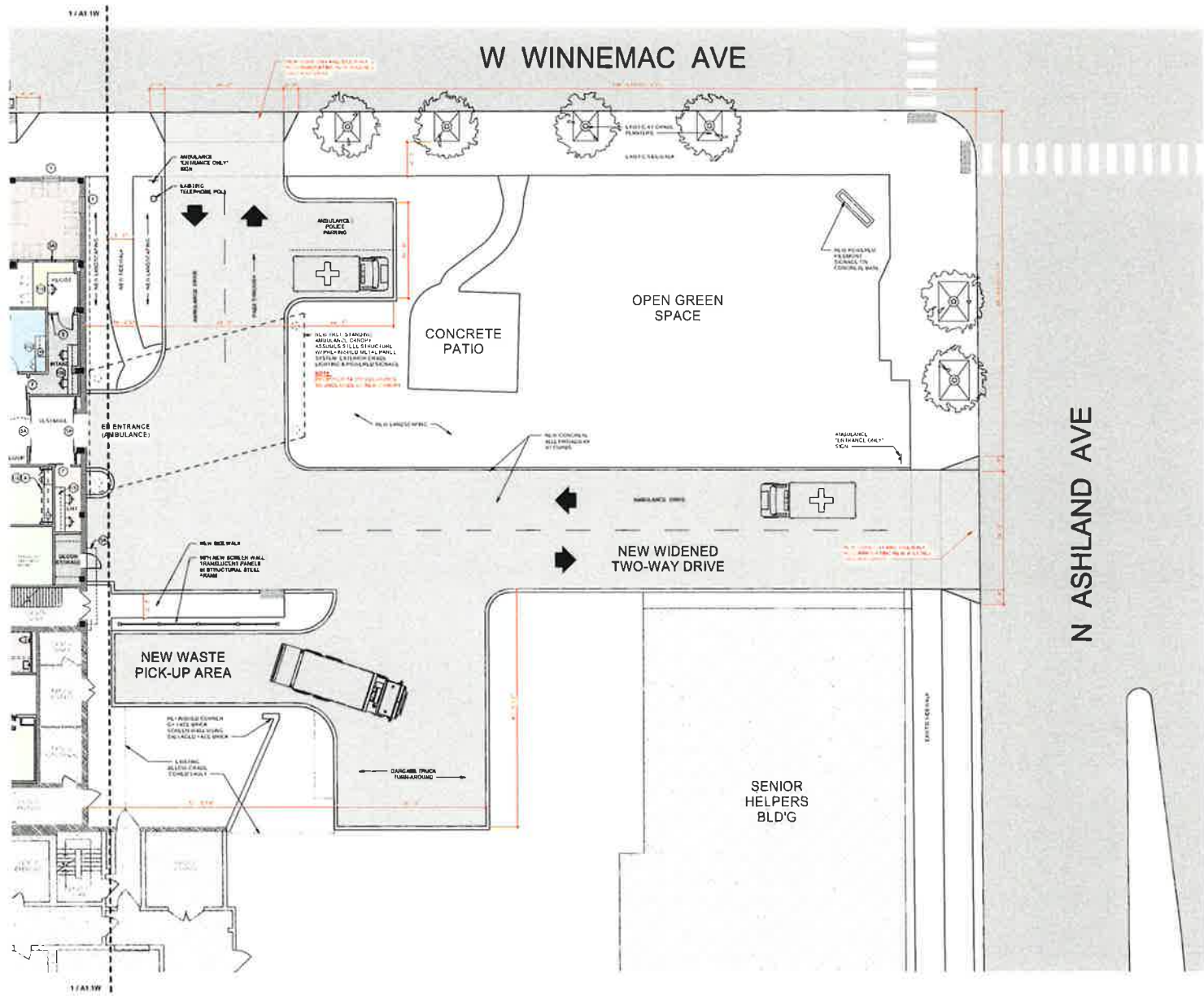
Sincerely,



Noah Szafraniec
Assistant Commissioner

NS:tm

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602



Level 1 Floor Plan EAST (Sitework)

PLAN LEGEND

PLAN NOTES

1. THE SITE PLAN IS FOR THE PROPOSED RENOVATION AND ADDITION OF THE SENIOR HELPERS BUILDING. THE PLAN, SPECIFICATIONS, CONDITIONS AND NOTES SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND THE SUPPLEMENTAL SPECIFICATIONS TO THE UNIFORM CONSTRUCTION DIVISION OF THE IBC. THE PLAN SHALL BE CONTROLLED BY A SIGN & SCAPING NUMBER.
2. ALL FOUNDATION EXISTENCE IS AS NOTED ON THE EXISTING PLAN AND SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL FOUNDATION EXISTENCE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL FOUNDATION EXISTENCE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. FINISHES:
 - 3.1 FLOOR FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE. ALL FLOOR FINISHES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - 3.2 WALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE. ALL WALL FINISHES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - 3.3 CEILING FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE. ALL CEILING FINISHES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
4. DETAILS:
 - 4.1 ALL DETAILS SHALL BE AS NOTED ON THE DETAIL SCHEDULE. ALL DETAILS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - 4.2 ALL DETAILS SHALL BE AS NOTED ON THE DETAIL SCHEDULE. ALL DETAILS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - 4.3 ALL DETAILS SHALL BE AS NOTED ON THE DETAIL SCHEDULE. ALL DETAILS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
5. MATERIALS:
 - 5.1 ALL MATERIALS SHALL BE AS NOTED ON THE MATERIAL SCHEDULE. ALL MATERIALS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - 5.2 ALL MATERIALS SHALL BE AS NOTED ON THE MATERIAL SCHEDULE. ALL MATERIALS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - 5.3 ALL MATERIALS SHALL BE AS NOTED ON THE MATERIAL SCHEDULE. ALL MATERIALS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

SHEET NOTES

1. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
2. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
3. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
4. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
5. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
6. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
7. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
8. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
9. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
10. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
11. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
12. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
13. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
14. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
15. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
16. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
17. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
18. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
19. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.
20. NEW WIDENED TWO-WAY DRIVE: SEE PLAN FOR DETAILS AND SPECIFICATIONS.

ARCHITECT
ECKENHOFF SAUNDERS ARCHITECTS
 1100 N. LAKE ST. SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.427.1000
 WWW.ECKENHOFFSAUNDERS.COM

STRUCTURAL ENGINEER
 GRUBMAN / BUTAUS ASSOCIATES
 1100 N. LAKE ST. SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.427.1000
 WWW.GRUBMANBUTAUS.COM

MECHANICAL ENGINEER
 ECKENHOFF SAUNDERS ARCHITECTS
 1100 N. LAKE ST. SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.427.1000
 WWW.ECKENHOFFSAUNDERS.COM

ELECTRICAL ENGINEER
 ECKENHOFF SAUNDERS ARCHITECTS
 1100 N. LAKE ST. SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.427.1000
 WWW.ECKENHOFFSAUNDERS.COM

210 East Chicago Street
 Andersonville
 Chicago, IL 60622
 773.750.1000
 www.thorek.com

Thorek
 MEMORIAL HOSPITAL
 ANDERSONVILLE

Thorek Memorial
 Hospital - Andersonville
 Emergency Department
 Renovation
 5525 N. Paulina St. - Chicago - 60642

Level 1 Floor Plan
 EAST

Sheet No. **A1.1E**

9/14/2021

REPORTS OF COMMITTEES

20787
36519

Reclassification Of Area Shown On Map No. 13-H.

(As Amended)

(Application No. 20787)

IPD 17,99

(Common Address: 1601 -- 1717 W. Winnemac Ave., 1614 -- 1640 W. Winnemac Ave.,
4900 -- 5028 N. Ashland Ave., 1600 -- 1614 W. Ainslie St., 5001 -- 5029 N.
Paulina St. And 4916 -- 5028 N. Paulina St.)

[SO2021-3111]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Institutional Planned Development Number 17 symbols and indications and all the RS3 Residential Single-Unit (Detached House) District symbols and designations as shown on Map Number 13-H in the area bounded by:

the alley next north of and parallel to West Winnemac Avenue, or the line thereof if extended where no alley exists; the alley next west of and parallel to North Ashland Avenue; West Winnemac Avenue; North Ashland Avenue; West Ainslie Street; the alley next west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Winnemac Avenue; North Paulina Street; a line 334.0 feet south of and parallel to West Winnemac Avenue; a line beginning at a point 334.0 feet south of West Winnemac Avenue and 92.83 feet west of North Paulina Street, a distance of 10.50 feet at an angle of 155 degrees, 02 minutes, 42 seconds southwest of the line 334.0 feet south of and parallel to West Winnemac Avenue; a line 338.43 feet south of and parallel to West Winnemac Avenue; the public alley next west of and parallel to North Paulina Street; West Winnemac Avenue; and a line 297 feet west of the alley next west of and parallel to North Ashland Avenue,

to those of Institutional Planned Development Number 17, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No.17, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 17, as amended by this ordinance ("Planned Development"), consists of approximately

235,095 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Thorek Memorial Hospital, an Illinois not-for-profit corporation ("Thorek").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon Thorek, its successors and assigns, and any legal titleholder or ground lessor claiming by, through or under Thorek. All rights granted hereunder to Thorek shall inure to the benefit of Thorek's successors and assigns and any legal titleholder or ground lessor claiming by, through or under Thorek. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for future amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the legal titleholder or any ground lessors, or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the legal titleholder or any ground lessors, or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation.

Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

4. This plan of development consists of these 15 Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map prepared by Foster Dale Architects, Inc. and dated August 26, 2021 submitted herein. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following matters are unchanged by this amendment to the Planned Development and shall remain as specified in the ordinance establishing Institutional Planned Development Number 17 and any amendments thereto adopted prior to the date hereof:

- A. Uses permitted;
 - B. regulation of on-premises signs and temporary signs, such as construction and marketing signs; and
 - C. prohibition of off-premises signs.
- *7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR, identified in the Bulk Regulations and Data Table has been determined using a net site area of 235,905 square feet and a base FAR of 1.5.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant for Part II review and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. Any future site and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The legal titleholders and any ground lessors (including Thorek, its successors and assigns, and any legal titleholder or ground lessor claiming by, through or under Thorek) shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the legal titleholders and any ground lessors.

* Editor's Note: Numbering sequence error; Number 6 missing in original document.

13. Thorek acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. Thorek acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Thorek shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. Thorek acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the legal titleholders and any ground lessors proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the legal titleholders and any ground lessors submission for Part II permit review for the project or any phase thereof, the legal titleholders and any ground lessors must submit to DPD (a) updates (if any) to the legal titleholders and any ground lessors preliminary outreach plan, (b) a description of the legal titleholders and any ground lessors outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the legal titleholders' and any ground lessors outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the legal titleholders and any ground lessors must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and

evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. Prior to the Part II approval (Section 17-13-0610 of the Zoning Ordinance), the applicant for Part II approval shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development ("DPD"). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. If the Applicant is seeking approval for a portion of the Property that represents less than the entire Planned Development area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the Planned Development area. The site plan provided shall include all dimensioned and planned street rights-of-way. No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements)
- fully-dimensioned building elevations
- fully-dimensioned landscape plan(s)
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

[Boundary Line Map; Existing Zoning Map; and ALTA/ACSM Land Title Survey referred to in these Plan of Development Statements printed on pages 36527 through 36529 of this *Journal*.]

Amendment to Institutional Planned Development Number 17 -- Descriptive Narrative attached to this Plan of Development Statements reads as follows:

*Amendment To Institutional Planned Development
Number 17 -- Descriptive Narrative.*

Institutional Planned Development 17 ("IPD 17") was approved by the Chicago City Council as a Residential Planned Development on October 11, 1962, upon application of The Bethany Home and Hospital of the Methodist Church, an Illinois not-for-profit corporation now known as Bethany Homes and Methodist Hospital ("Bethany"), and was amended December 28, 1978 on application of Bethany to establish IPD 17 as an Institutional Planned Development. A minor change to IPD 17 was approved on November 7, 1991 to allow for construction of a cancer treatment center within the IPD 17 boundary and a minor change was approved February 24, 2009 to permit conversion of a senior sheltered care facility to a supportive living facility for the elderly.

Bethany has since acquired additional property outside and adjacent to the boundary of IPD 17 and incorporated it into the planned development area as accessory parking and open space (the "Parcels To Be Added"); Bethany has also conveyed other properties not needed for the uses authorized in IPD 17 to North Paulina Street Properties LLC, an Illinois limited liability company and the Applicant herein, and to 4901 North Paulina LLC, an Illinois limited liability company under common control with the Applicant (the "Parcels To Be Removed"). Subsequently, Bethany has conveyed all the property within IPD 17 owned by Bethany, as well as the Parcels To Be Added, to Thorek Memorial Hospital, an Illinois not-for-profit corporation ("Thorek").

Accordingly, the Applicant seeks to amend the boundary of IPD 17 to remove the Parcels To Be Removed; at the request of the Department of Planning and Development, the amendment also incorporates within the amended boundary of IPD 17 the Parcels To Be Added.

Upon and after adoption of the requested amendment, Thorek would be the sole owner of all property within the amended boundary of IPD 17, all property used in connection with the health care, elderly housing and other uses contemplated by IPD 17 would be within the amended boundary of IPD 17, and all property not owned by Thorek but within the current boundary of IPD 17 and not used in connection with the uses contemplated by IPD 17 would be outside the amended boundary of IPD 17.

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No.17, As Amended.

Bulk Regulations And Data Table.

Net Site Area		General Description of Land Use and Type	Max F.A.R.	Max percent of Land Covered
Square Feet	Acres (net)			
236,079	5.42	Elderly housing (Home for Aged Persons), Medical and Related Uses, Laboratories (Clinical & Research), Physician's Offices, Off-street parking, Related Recreational Areas and Facilities	1.5	42 percent

The Above Noted Regulations Relate To The Ultimate Development Within The Planned Development Area. Interim Stages Of Development May Exceed These Permitted Standards, Subject To The Approval Of The Department Of Planning And Development.

Net Site Area = 5.42 acres plus area of right-of-ways of public streets and alleys = 7.47 acres (gross site area).

Future Population:

A. Medical and Related Uses

1. Number of Hospital Beds	204
2. Number in Elderly Housing	300
3. Number of Employees (maximum in one shift)	300
4. Number of Staff Physicians	32

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories, Elderly Housing: 222

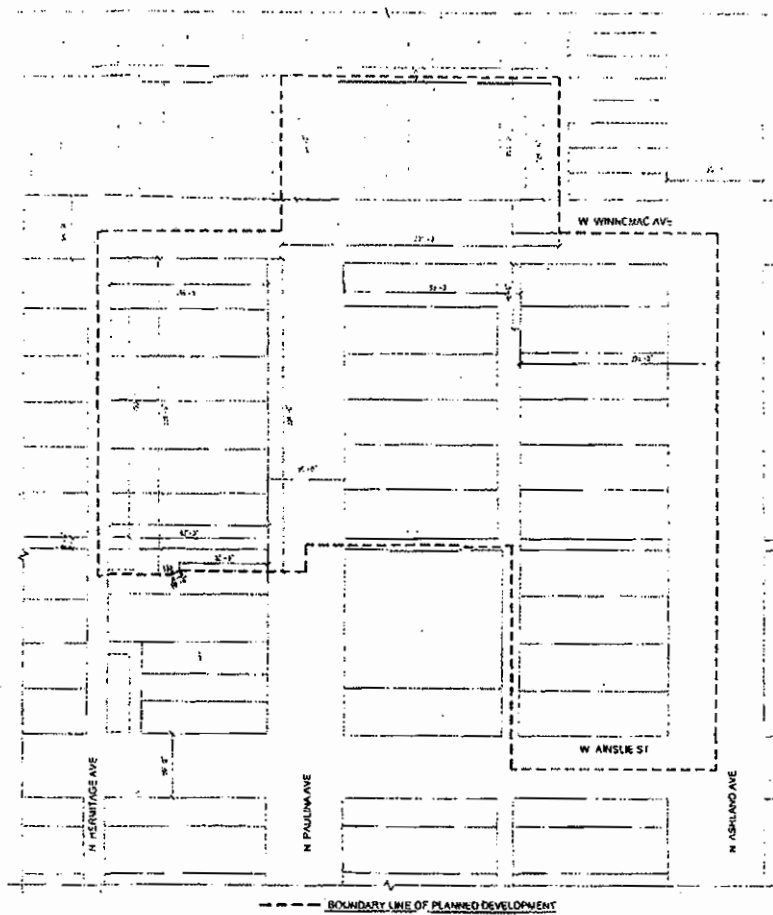
Off-street parking and loading requirements for proposed Medical and Related uses, Laboratories, Elderly Housing shall be provided as authorized by the RT4 Residential Two-Flat, Townhouse and Multi-Unit District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

A. Boundary and Front Yard Setbacks:	15 feet
B. Boundary and Side Yard Setbacks:	8 feet
C. Minimum Distances Between Patient Room Facings:	24 feet
D. Minimum Distance Between End and Face Walls:	24 feet

Setback And Yard Requirements May Be Adjusted Where Required To Permit Conformance To The Pattern Of, Or Architectural Arrangement Related To, Existing Structures, Or When Necessary Because Of Technical Reasons, Subject To The Approval Of The Department Of Planning And Development.

FINAL FOR
PUBLICATION



Institutional Planned Development No. 17, as Amended

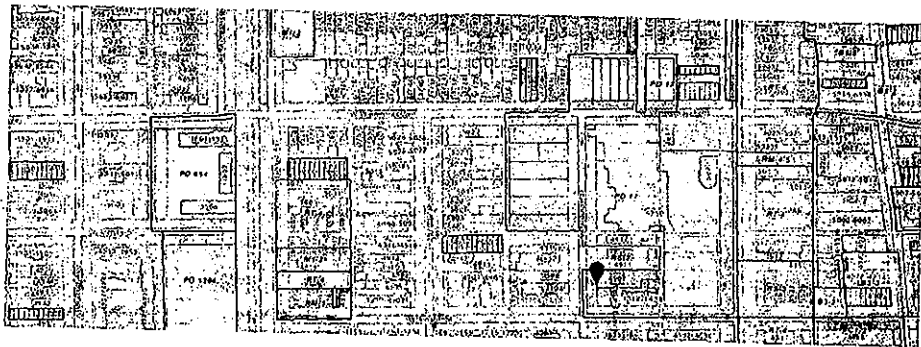


3717 North Ravenswood Suite 111
Chicago, Illinois 60613
773.327.1000

5/6/2021

Institutional Planned Development
No. 17 / Boundary Amendment

FINAL FOR
PUBLICATION





City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

February 24, 2009

Kevin J. Wolfberg
Schain, Burney, Ross & Citron, Ltd.
Law Offices
222 North LaSalle Street
Suite 1910
Chicago, IL 60601-1102

Re: **Proposed Supportive Living Facility for the Elderly within
Institutional Planned Development No. 17, N. Ashland Avenue
and W. Ainslie Street**

Dear Mr. Wolfberg:

In response to your letter dated February 17, 2009, please be advised that your request for zoning confirmation in regards to the above-referenced Planned Development has been considered by the Department of Zoning and Land Use Planning.

Institutional Planned Development No. 17 allows among other things, elderly housing (home for aged persons). Its Bulk Table specifies a maximum of 300 beds for elderly housing and a minimum of 222 off-street parking spaces. Bethany Methodist Hospital is seeking a license from the Illinois Department of Healthcare and Family Services to convert its senior sheltered care facility at the northwest corner of N. Ashland Avenue and W. Ainslie Street to a 142-bed supportive living facility for the elderly. If the license is granted, upon completion of the proposed renovation, the entire PD will contain 186 beds for elderly housing (including the 142 proposed SLF beds).

The Department of Zoning and Land Use Planning has determined that the proposed substitution is consistent with the Plan Development and its permitted uses. We look forward to reviewing the Part II architectural drawings for the proposed renovation when they are completed. If you have any additional questions, please contact Heather Gleason at 312.744.0063 for assistance.

Sincerely,

Patricia A. Scudiero
Commissioner

PAS:HG:tm

c: Heather Gleason, Mike Marmo, DPD files





November 7, 1991

City of Chicago
Richard M. Daley, Mayor

Mr. Christopher B. Cohen
Holleb and Coff
55 East Monroe
Suite 4100
Chicago, IL 60603

Department of Planning

Valerie B. Jarrett
Acting Commissioner

Dear Mr. Cohen:

Charles Thurow
First Deputy Commissioner

Re: Institutional Planned Development
No. 17, as Amended; Bethany Home
and Hospital

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

Please be advised that your request for a minor change to Institutional Planned Development No. 17, as amended on behalf of the Bethany Home and Hospital has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested a reduction in the front yard setback to accommodate an addition of a Cancer Treatment Center to be located at 5020 N. Ashland Avenue. The proposed center would include 4,388 square feet and would encroach up to 12'6" into a fifteen foot front yard.

With regard to this requested setback reduction, the Department of Planning has determined that the proposed reduction in the required front yard setback from 15 feet to 2½ feet would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;
4. Reduce the minimum required distance between structures or in periphery setbacks except in a manner required to permit conformance to the pattern of, or architectural arrangement related to, existing structures.
5. Increase the maximum percent of land covered for total net site area.

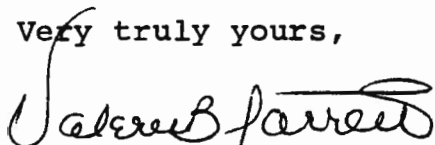


Mr. Christopher B. Cohen
Page 2

Our review has established that the architectural arrangement of existing buildings along Ashland Avenue reflects a pattern of buildings constructed predominantly to the street right-of-way, i.e. largely with no setbacks. The proposed reduction would allow the subject site to clearly conform with the existing architectural pattern. Accordingly, pursuant to the authority granted to me by Section 11.11-3 (c) of the Chicago Zoning Ordinance, I hereby authorize and approve the following minor change to Institutional Planned Development No. 17, as amended:

1. Reduction of front yard setback from 15'0" to 2'6".

Very truly yours,


Valerie B. Jarrett
Acting Commissioner



March 13, 1991

Mr. Graham C. Grady
Zoning Administrator
121 N. LaSalle Street
Room 800
Chicago, IL 60602

RE: Cobalt Therapy Treatment Center
Institutional Planned Development #17
5024 N. Ashland Avenue

Dear Mr. Grady:

Recently, representatives of the Methodist Hospital of Chicago requested that we determine whether a proposed cobalt therapy treatment center to be established at 5024 North Ashland is a permitted use within Institutional Planned Development #17. Attached are IRS forms that provide a brief description of the proposed treatment center.

Institutional Planned Development #17 allows among other things, medical and related uses, laboratories, and physician's offices. The proposed treatment center, as described, is consistent with this description of the permitted uses.

Although we have determined that the proposed use is consistent with the Plan of Development, we have made no determination regarding any building plans. The Applicant will be required to make all Part II submittals describing the proposed building size and location, setbacks, parking arrangements and other details. No final determination regarding the proposed cobalt therapy center shall be made until these plans are submitted.

Sincerely,

David R. Mosena
David R. Mosena
Commissioner

cc: Christopher B. Cohen
Richard Wendy
Philip Levin
Tom Smith



*Reclassification of Area Shown on
Map No. 12-K (As Amended).*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 12-K in the area bounded by

S. Archer Avenue; a line 65.13 feet west of S. Kildare Avenue; the alley next south of and parallel to S. Archer Avenue; a line 53.9 feet west of S. Kildare Avenue, that a line 178.9 feet running along the north boundary of the alley next south of S. Archer Avenue; a line 185.47 feet southwesterly of S. Kildare Avenue and running along the southern boundary of S. Archer Avenue

Amended to Read

Northern Boundary: A line 65 feet 1 inch running northeasterly along the southern edge of S. Archer Avenue commencing at a point 75 feet running northeasterly along the south edge of S. Archer Avenue from the intersection of S. Archer Avenue and S. Kolin Avenue; and a line 61 feet 1-¼ inches running easterly along the south edge of W. 51st Street from the intersection of S. Archer Avenue and W. 51st Street;

Western Boundary: A line 100 feet running southeasterly and perpendicular to S. Archer Avenue, commencing at a point 75 feet running northeasterly along the south edge of S. Archer Avenue from the intersection of S. Archer Avenue and S. Kolin Avenue;

Southern Boundary: A line 125 feet running northeasterly along the north edge of the alley next south of and parallel to S. Archer Avenue, said line commencing at the intersection of said alley with the Western Boundary hereinbefore described;

Eastern Boundary: A line 87 feet 10-½ inches running northwesterly and perpendicular to the north edge of the alley next south of and parallel to S. Archer Avenue, commencing at a point 125 feet northeasterly along the north edge of said alley from the Western Boundary hereinbefore described;

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on
Map No. 13-H.*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development No. 17 and R4 General Residence District symbols and indications as shown on Map No. 13-H in the area bounded by

the alley next north of and parallel to W. Winnemac Avenue, or the line thereof if extended where no alley exists; a line 100 feet west of the alley next west of and parallel to N. Ashland Avenue; W. Winnemac Avenue; a line 75 feet west of the alley next west of and parallel to N.

Ashland Avenue; the alley next north of and parallel to W. Winnemac Avenue; the alley next west of and parallel to N. Ashland Avenue; W. Winnemac Avenue; a line 155 feet west of N. Ashland Avenue; a line 70 feet south of W. Winnemac Avenue; N. Ashland Avenue; W. Ainslie Street; N. Paulina Street; a line 100 feet north of W. Ainslie Street; the alley next east of and parallel to N. Paulina Street; a line 167 feet north of W. Ainslie Street; N. Paulina Street; the alley next south of and parallel to W. Winnemac Avenue; the alley next west of and parallel to N. Paulina Street; W. Winnemac Avenue; and a line 291 feet west of the alley next west of and parallel to N. Ashland Avenue

to the designation of Institutional Planned Development No. 17 as amended which is hereby established in the area above described, subject to such use and made a part thereof and to no others.

[Plan of Development printed on pages
9431 to 9435 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on
Map No. 13-J.*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-2 General Service District symbols and indications as shown on Map No. 13-J in the area bounded by

the alley next north of and parallel to W. Lawrence Avenue; N. Central Park Avenue; W. Lawrence Avenue; and a line 83.2 feet west of and parallel to N. Central Park Avenue

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on
Map No. 14-H.*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 14-H in the area bounded by

W. 61st Street; the alley next east of and parallel to S. Hoyne Avenue; W. 61st Place; S. Seeley Avenue; W. 62nd Street; and S. Hoyne Avenue

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages
9436 to 9440 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

DD
17

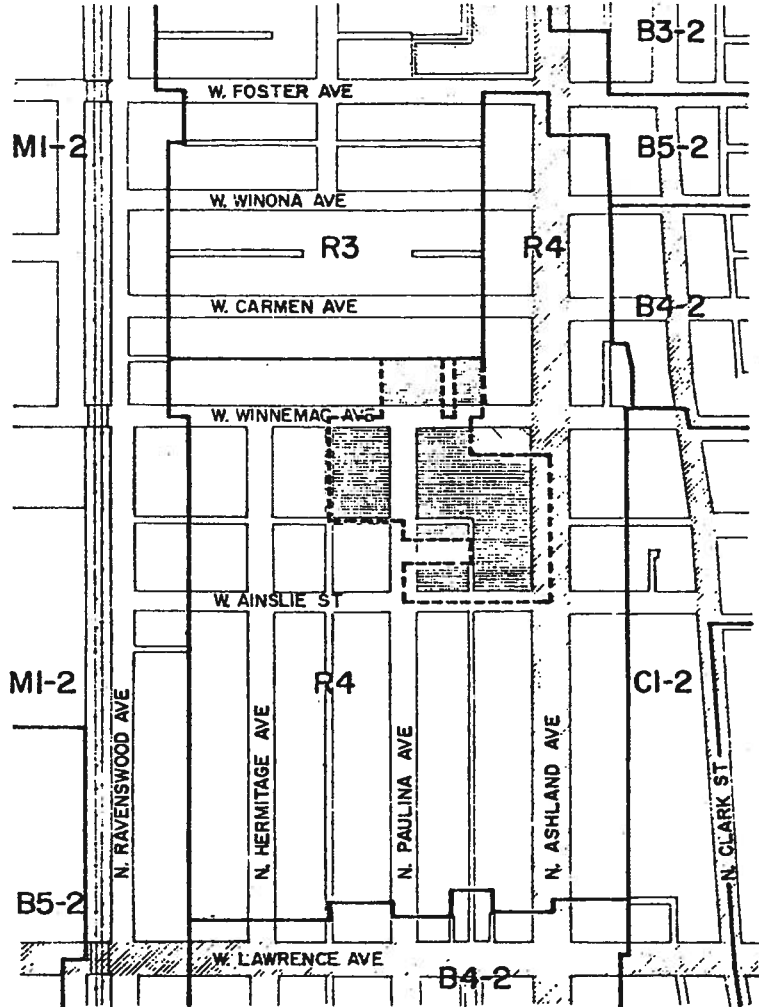
PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT NO. 17 AS AMENDEDSTATEMENTS

1. This Plan of Development, consisting of nine (9) statements, a zoning and Preferential Streets map, a Planned Development and Rights-of-way Adjustment map, a Generalized Land Use map, and a table of specific zoning regulations and related data sets forth the controls applicable to the property described in the ordinance which establishes this Planned Development.
2. The area delineated hereon as a "Institutional Planned Development" is owned by The Bethany Home and Hospital of the Methodist Church, a not-for-profit Illinois Corporation as title holder.
3. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
4. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation of resubdivision of parcels shall require a separate submittal on behalf of The Bethany Home and Hospital of the Methodist Church.
5. All applicable reviews, approvals or permits are required to be obtained by The Bethany Home and Hospital of the Methodist Church.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Use of land will consist of elderly housing (home for aged persons), medical and related uses, laboratories (clinical and research), physician's offices, off-street parking, and related recreational areas and facilities as authorized by the Chicago Zoning Ordinance.
8. Identification and other necessary signs may be permitted subject to the review of and approval by the Department of Planning, City and Community Development and the Department of Buildings.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning, City and Community Development.

APPLICANT: THE BETHANY HOME AND HOSPITAL OF THE METHODIST CHURCH
CHICAGO, ILLINOIS

DATE: July 7, 1978

EXISTING ZONING & PREFERENTIAL STREET SYSTEM
INSTITUTIONAL PLANNED DEVELOPMENT NO.17 AS AMENDED



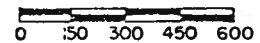
LEGEND

----- BOUNDARY LINE OF PLANNED DEVELOPMENT

———— BOUNDARIES OF ZONING DISTRICTS

 PREFERENTIAL STREETS

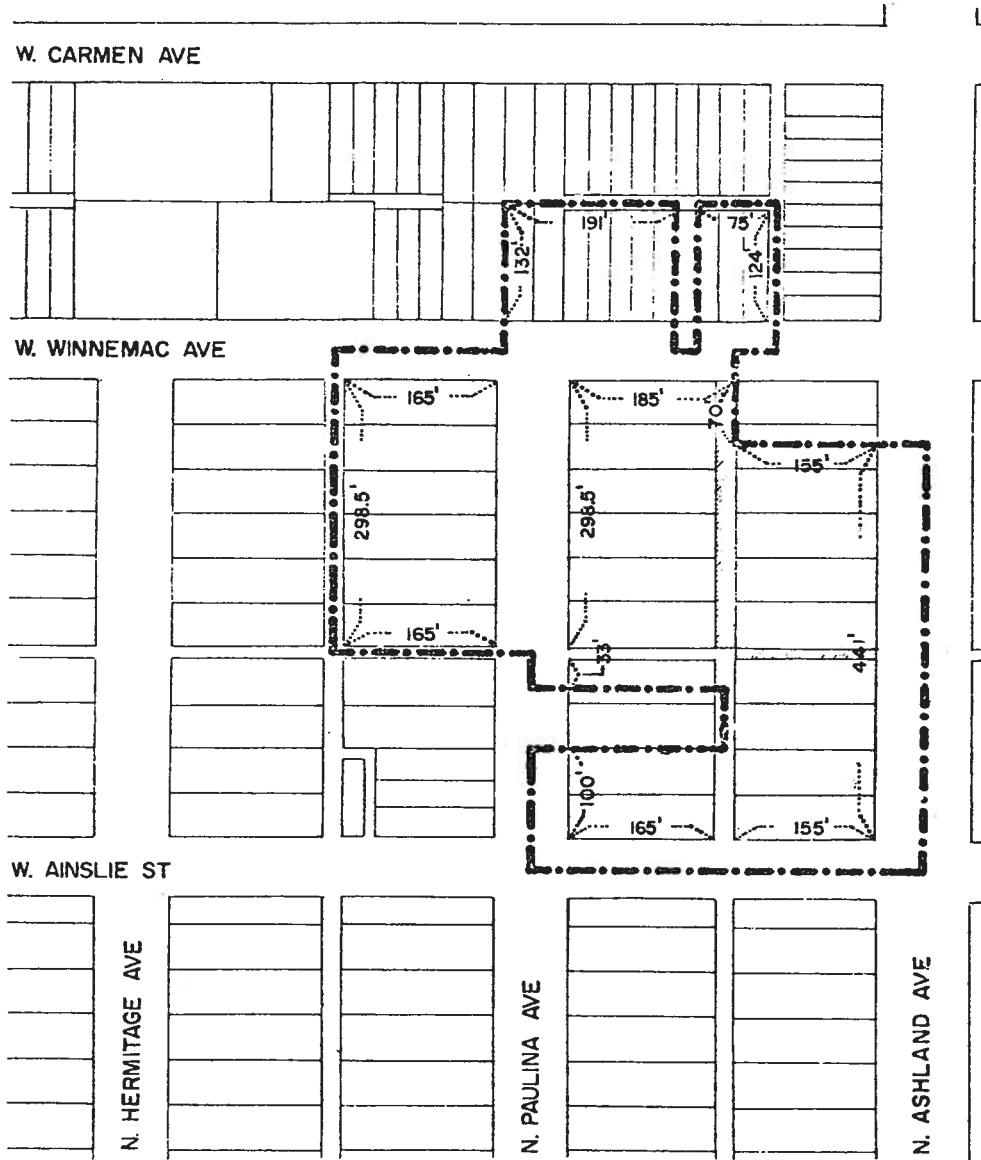
 PUBLIC AND QUASI PUBLIC USES



APPLICANT: THE BETHANY HOME AND HOSPITAL OF THE METHODIST CHURCH — CHICAGO, ILLINOIS

DATE: JULY 7, 1978

PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS
INSTITUTIONAL PLANNED DEVELOPMENT NO.17 AS AMENDED



LEGEND

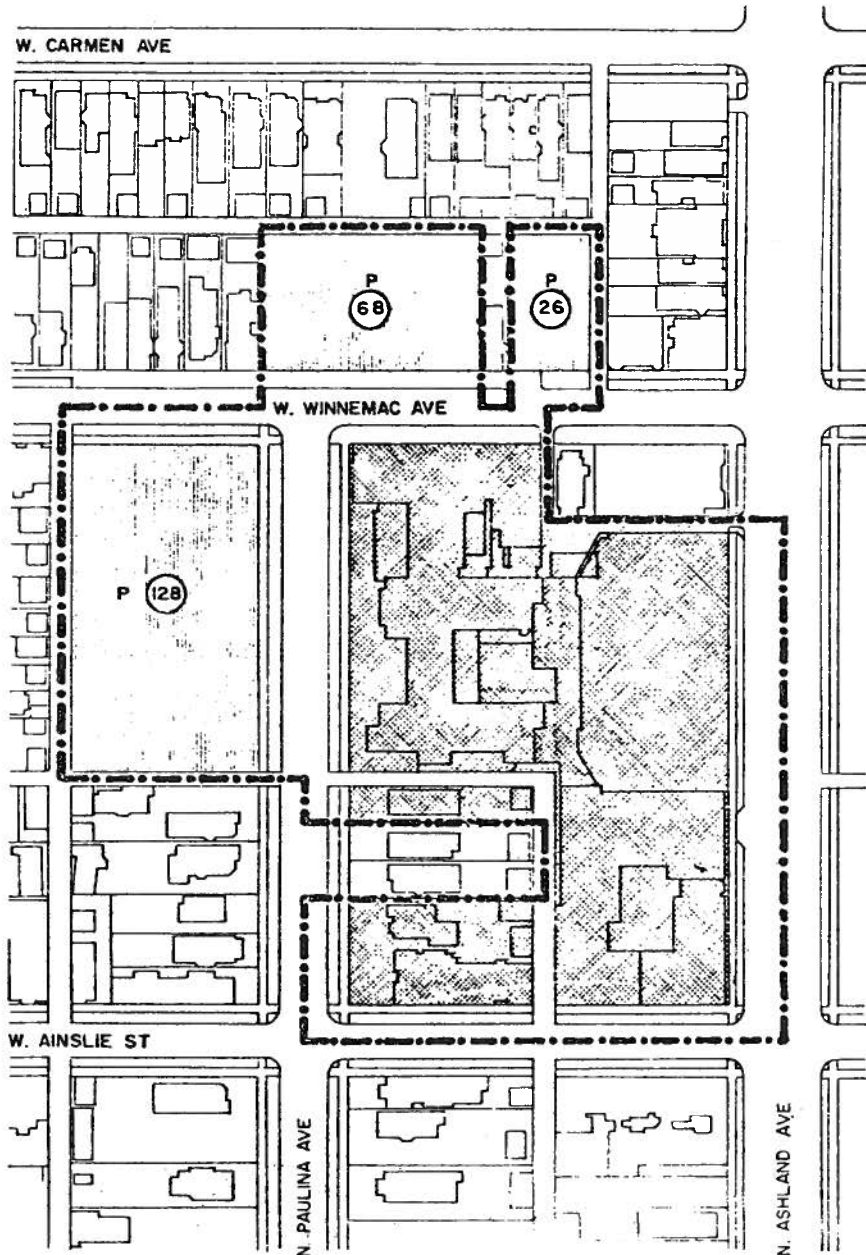
--- BOUNDARY LINE OF PLANNED DEVELOPMENT

[Hatched Box] RIGHT OF WAY VACATED BY ORDINANCE

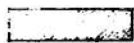


APPLICANT: THE BETHANY HOME AND HOSPITAL OF THE METHODIST CHURCH — CHICAGO, ILLINOIS
DATE: JULY 7, 1978

GENERALIZED LAND USE PLAN INSTITUTIONAL PLANNED DEVELOPMENT NO.17 AS AMENDED



LEGEND



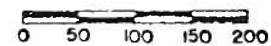
ELDERLY HOUSING (HOME FOR AGED PERSONS), MEDICAL & RELATED USES, LABORATORIES (CLINICAL & RESEARCH), PHYSICIAN'S OFFICES, OFF-STREET PARKING, RELATED RECREATIONAL AREAS & FACILITIES



BOUNDARY LINE OF PLANNED DEVELOPMENT



AREAS RESERVED FOR PARKING WITH NUMBER OF SPACES



APPLICANT: THE BETHANY HOME AND HOSPITAL OF THE METHODIST CHURCH — CHICAGO, ILLINOIS
DATE: JULY 7, 1978

PLANNED DEVELOPMENT USE AND BULK REGULATIONSINSTITUTIONAL PLANNED DEVELOPMENT NO. 17 AS AMENDED

Net Site Area		General Description of Land Use and Type	Max F.A.R.	Max % of Land Covered
Square Feet	Acres (net)			
239,218	5.49	Elderly Housing (Home for Aged Persons) Medical & Related Uses, Laboratories (Clinical & Research), Physician's Off- ices, Off-street Parking, Related Rec- reational Areas & Facilities	1.5	42%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

Net Site Area = 5.49 acres plus area of right of ways of public streets and alleys = 7.56 acres (gross site area).

Future Population:

- A. Medical and Related Uses
- | | |
|--|-----|
| 1. Number of Hospital Beds | 204 |
| 2. Number in Elderly Housing | 300 |
| 3. Number of Employees (Maximum in one shift)
(Includes nurses & Resident Physicians) | 300 |
| 4. Number of Staff Physicians | 32 |

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories, Elderly Housing: 222

Off-street parking and loading requirements for proposed Medical and Related uses, Laboratories, Elderly Housing shall be provided as authorized by the R4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks: 15 FEET
 B. Boundary and Side Yard Setbacks: 8 FEET
 C. Minimum Distances Between Patient Room Facings: 24 FEET
 D. Minimum Distances Between End and Face Walls: 24 FEET

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

Percent of land covered (for total Net Site Area) = 42%.

APPLICANT: THE BETHANY HOME AND HOSPITAL OF THE METHODIST CHURCH
 CHICAGO, ILLINOIS

DATE: July 7, 1978

Reclassification of Area Shown on Map No. 13-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-2 General Service District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Catalpa Avenue; N. Western Avenue; a line 256 feet south of W. Catalpa Avenue; and the alley next west of and parallel to N. Western Avenue,

to those of a C2-2 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 14-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 14-E in the area bounded by

a line 200 feet north of E. 59th Street; a line 50 feet east of the alley next east of and parallel to S. State Street; E. 59th Street; and the alley next east of and parallel to S. State Street.

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 14-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 14-E in the area bounded by a line 99.04 feet north of E. 63rd Street; S. Michigan Avenue; a line 396 feet north of E. 63rd Street; the alley next east of and parallel to S. Michigan Avenue; a line 198 feet north of E. 63rd Street; S. Indiana Avenue; E. 63rd Street; and S. Wabash Avenue,

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 15-M.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 15-M in the area bounded by

a line 261.15 feet southeast of W. Medina Avenue; N. Austin Avenue; and a line 104 feet northeast of N. Milwaukee Avenue,

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and

effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-H in the area bounded by

the south line of W. Winnemac Avenue; the east line of the alley next west of and parallel to N. Ashland Avenue, or the line thereof if extended where no alley exists; a line 70 feet south of and parallel to W. Winnemac Avenue; the west line of N. Ashland Avenue; the north line of W. Ainslie Street; the east line of the alley next west of and parallel to N. Ashland Avenue; the north line of the alley next south of and parallel to W. Winnemac Avenue; and the east line of N. Paulina Street,

to the designation of a Residential Planned Development which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[The Plan of Development attached to the foregoing ordinance appears on pages 7862-7866.]

Alderman Pacini moved to pass the three proposed ordinances transmitted with the committee's report, as amended by the committee, as is noted on pages 7735-7736 of the Journal of the Proceedings for September 21, 1962. The motion *Prevailed* and said three proposed ordinances as so amended were *Passed*, by yeas and nays as follows:

Yeas—Aldermen ~~D~~arco, Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Janousek, Tourek, Lewis, Marzullo, Sain, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Bell, Bauler, Rosenberg, Young, Hoellen, Hirsh, Wigoda, Sperling—42.

Nays—None.

Said three ordinances as passed, read respectively as follows:

Reclassification of Area Shown on Map No. 5-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 5-H in the area bounded by

a line 35.75 feet north of the alley next north of and parallel to W. North Avenue; N. Claremont Avenue; a line 25 feet north of the alley next north of and parallel to W. North Avenue; N. Leavitt Street; a point 34.75 feet north of the alley next north of and parallel to W. North Avenue, to a point 32.5 feet north of the alley next north of and parallel to W. North Avenue; a line 50 feet west of N. Hoyne Avenue; the

(Continued on page 7867)

A428
PASSED 10/11/62
PAGE 7861

**PLAN
OF
DEVELOPMENT**
Residential Planned Development # 17
(Institutional)

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned by The Bethany Home and Hospital of the Methodist Church, a not-for-profit Illinois Corporation as title holder.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. The Bethany Home and Hospital is required to obtain all applicable official reviews, approvals or permits.
4. Service drives or any other ingress or egress shall be adequately designed and paved for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land consists of Medical and Related Uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities shall be governed by performance standards as authorized under the M-1 Zoning District of the Chicago Zoning Ordinance.
6. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
7. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures" in relation to Planned Developments as promulgated by the Commissioner of City Planning.

NT
APPLICATION BETHANY HOME AND HOSPITAL
OF THE METHODIST CHURCH
CHICAGO ILLINOIS
DATE

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE AND TYPE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
Sq. Ft.	Acres			
123,581	2.84	Medical and Related Uses, Home for Aged.	3.0	70

GROSS SITE AREA = Net Site Area = 2.84 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 3.0

PRESENT POPULATION:

1. Number of Hospital Beds 200
2. Number of Beds, Home for Aged 340
3. Number of Staff Doctors 20
4. Number of Employees 200
(Peak load, includes Nurses,
Internes, Resident Physicians, etc.)

Minimum number of off-street parking spaces for existing medical and related uses, medical offices, housing, etc., will be provided on land owned by Bethany Home and Hospital, but not included within the boundaries of this Planned Development: 126 (Note Generalized Land Use Plan)

Off-street parking requirements for proposed Medical and Related Uses shall be provided as authorized by the Chicago Zoning Ordinance.

MINIMUM PERIPHERY SETBACKS:

- a. Boundary and Front Yard Setbacks: 15 Feet
- b. Boundary and Side Yard Setbacks: 8 Feet

MINIMUM DISTANCES BETWEEN BUILDINGS:

- a. Patient Room Facings: 24 Feet
- b. End and Face Walls: 24 Feet

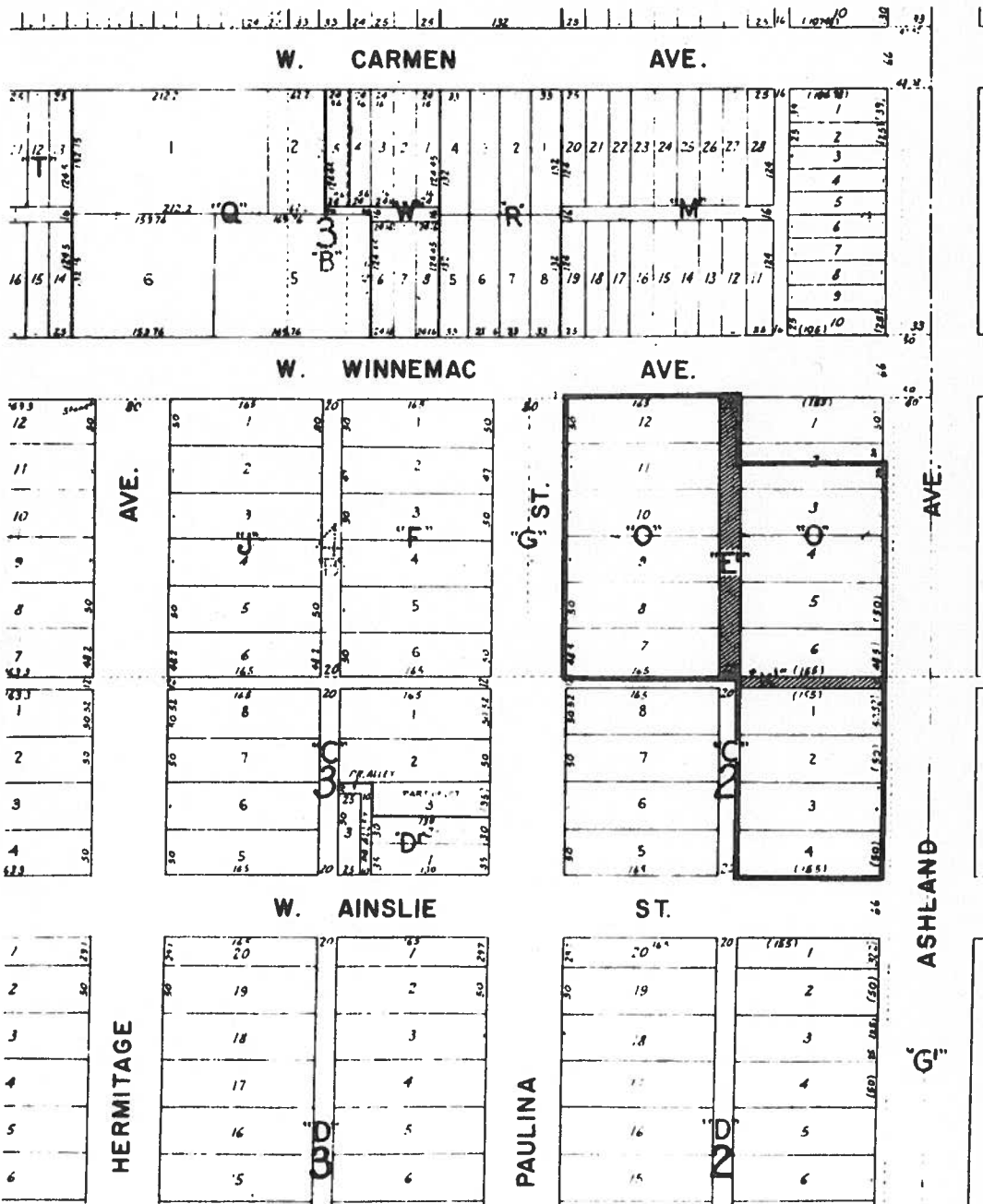
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of City Planning.

APPLICANT: Bethany Home and Hospital of the Methodist Church

DATE:

PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



LEGEND

APPLICATION: **NT**
 BETYNAH HOME AND HOSPITAL
 OF THE METHODIST CHURCH
 CHICAGO - ILLINOIS

DATE:

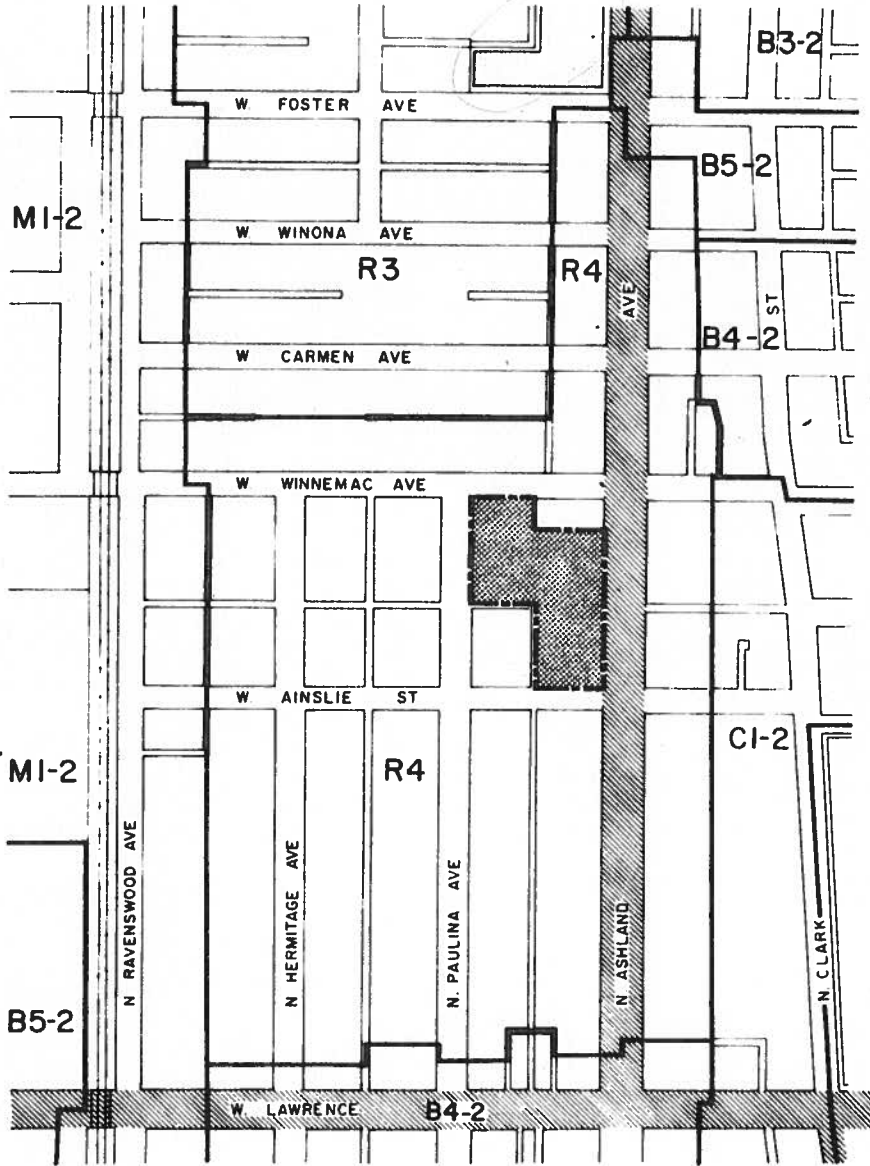
BOUNDARY LINE OF PLANNED DEVELOPMENT
 RIGHT OF WAY VACATED BY ORDINANCE



EXISTING ZONING & PREFERENTIAL STREET SYSTEM

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)

Public School



LEGEND

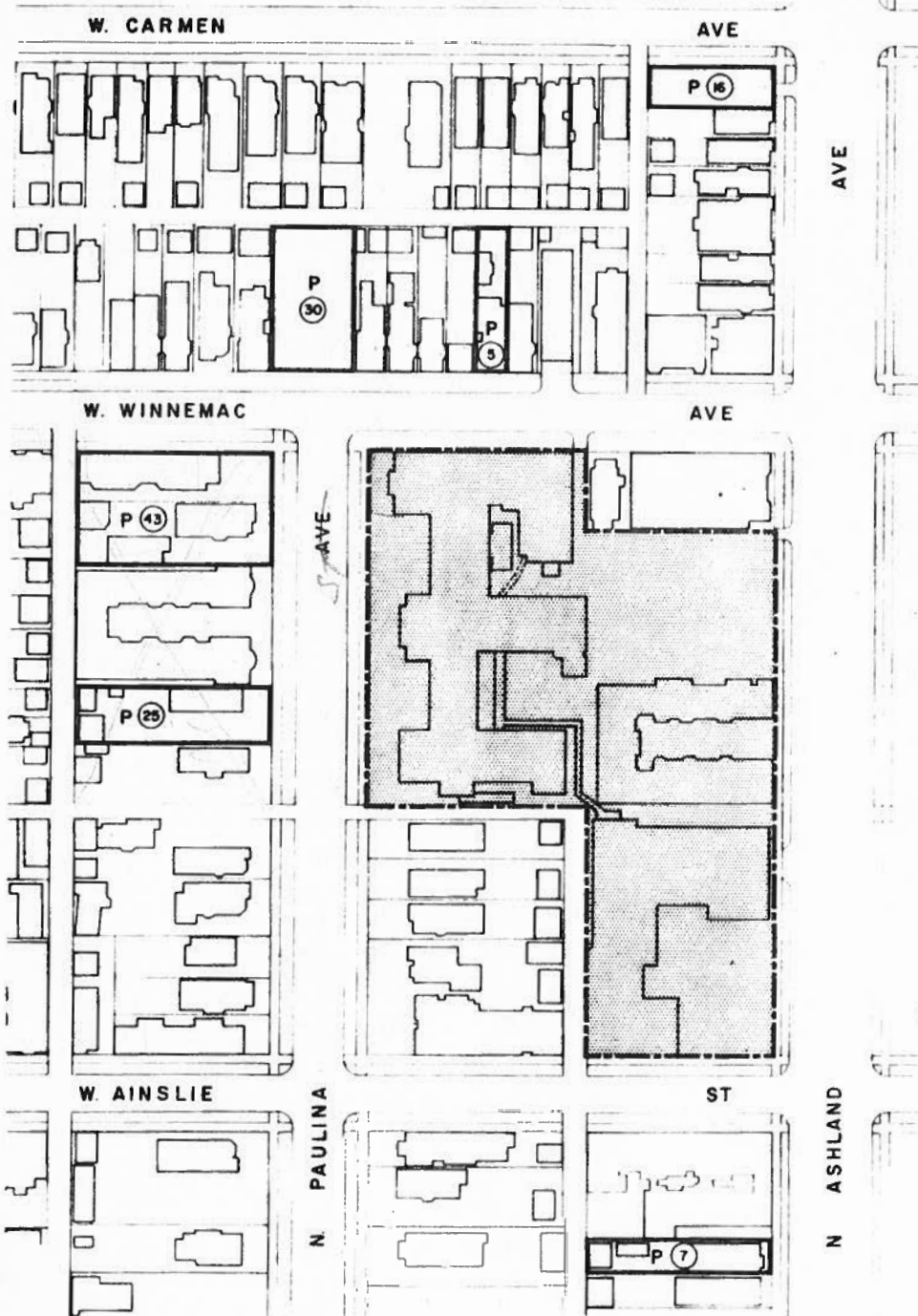
- BOUNDARY LINE OF PLANNED DEVELOPMENT
- BOUNDARIES OF ZONING DISTRICTS
- ▨ PREFERENTIAL STREETS
- ▩ PUBLIC SCHOOLS IN AREA

APPLICANT: BETHANY HOME AND HOSPITAL
OF THE METHODIST CHURCH
CHICAGO ILLINOIS




DATE:



GENERALIZED LAND USE PLAN RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



NT
APPLICATION OF BETHANY HOME AND HOSPITAL
OF THE METHODIST CHURCH
CHICAGO ILLINOIS
DATE

- LEGEND
-  MEDICAL AND RELATED USES, Home for the aged
 -  BOUNDARY LINE OF PLANNED DEVELOPMENT
 -  AREAS RESERVED FOR PARKING WITH NUMBER OF SPACES

